



County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

SACHI A. HAMAI
Chief Executive Officer

April 8, 2020

To: Supervisor Kathryn Barger, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Janice Hahn

From: Sachi A. Hamai
Chief Executive Officer

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BOB HOPE PATRIOTIC HALL PARKING STRUCTURE AND AFFORDABLE HOUSING FOR VETERANS (ITEM NO. 21, AGENDA OF MAY 28, 2019)

On May 28, 2019, the Board adopted a motion by Supervisor Solis, directing the Chief Executive Office (CEO), in coordination with the Department of Public Works (DPW), to complete the current parking needs assessment at the Bob Hope Patriotic Hall which consists of a parking demand analysis and available supply of nearby off-site parking.

The motion further directed the CEO, in coordination with DPW, the Los Angeles County Development Authority (LACDA), CEO Homeless Initiative, Department of Military and Veterans Affairs (DMVA), and the Los Angeles Homeless Services Authority (LAHSA) to examine the feasibility of building a parking structure on the existing parking lot to address the current parking demand at the Bob Hope Patriotic Hall, and include in the feasibility study opportunities to construct affordable housing for Veterans, inclusive of men, women, and those who are gender-nonconforming, as well as their families.

The CEO was instructed to report back to Board with the results of the parking needs assessment, including off-site parking opportunities near the Bob Hope Patriotic Hall, and with recommendations for potential development of a parking structure that includes affordable housing for Veterans and their families. The report back should include a review of any funding streams that may be available to cover the cost of parking and housing development.

Parking Demand Analysis

Walker Consultants performed an analysis of the parking demand, generated by and around the Bob Hope Patriotic Hall, to determine whether construction of a parking structure is warranted, and if so, how many spaces would be needed. The study considered current and future parking projections, including the opportunity to host larger events and staff growth forecasted by the DMVA. Walker Consultants collected an inventory of physical parking spaces (parking supply) that are available or could reasonably be made available to the Bob Hope Patriotic Hall. A total of approximately 1,384 parking spaces were identified in the

study area, consisting of approximately 272 on-street and approximately 1,112 off-street (parking lot and structured) spaces. The findings indicate that in terms of the number of spaces, even during busy events, physical parking capacity was still available in the area. However, not all available spaces were convenient, intuitive, or practical for the Bob Hope Patriotic Hall patrons, including disabled Veterans and guests.

In addition, the DMVA's concerns for staff safety when walking to offsite parking and difficulty procuring off-site facilities was considered. Thus, to address the unique needs for patrons of the Bob Hope Patriotic Hall, Walker Consultants recommended the County aim to address a number of operational issues including: hiring a full-time parking operator; hiring staff to manage and coordinate with the operator; expanded valet service for large scale events; daily employee shuttle to offsite facilities; additional American with Disabilities Act accessible stalls; new wayfinding signage; and security and lighting improvements around the area.

Affordable Housing for Veterans and Parking Structure Feasibility Study

The feasibility study was developed in collaboration with key stakeholders from CEO, DPW, DMVA, LAHSA, and LACDA. The feasibility study proposes three options for developing affordable housing and parking, summarized as follows:

	Affordable Housing Units	Parking	Estimated Total Development Cost
Option 1	80	195 total parking stalls - 2 Levels Below Grade - 2 Levels Above Grade	\$111,364,378
Option 2	80	193 total parking stalls - 1 Level Below Grade - 3 Levels Above Grade	\$99,795,231
Option 3	63	199 total parking stalls - 4 Levels Above Grade	\$82,509,668

Consideration was given to the historic provenance of the Bob Hope Patriotic Hall when developing these options, so that the proposed housing structure does not overshadow the historic building. Each of the options proposed considers a maximum building height of approximately seven-stories above grade, far less than the 13-story Bob Hope Patriotic Hall. Furthermore, included in each option are program and retail spaces, a centralized courtyard, recreation and meeting spaces, and parking for residents and the Bob Hope Patriotic Hall visitors and staff. The proposed residential unit mix (63-80 total housing units) consists of the following breakdown:

- 20 percent Studio Units
- 75 percent 1-Bedroom Units
- 5 percent 2-Bedroom Units

The unit mix was developed in consultation with LAHSA and based on the unit mix anticipated to be needed by the target population.

Funding Options

The proposed housing portion of the Bob Hope Patriotic Hall project would be eligible for a range of public financing sources that are widely utilized for affordable and special needs housing projects in the County. These sources, which are identified in the feasibility study, include but are not limited to:

- Federal and state low-income housing tax credits;
- Funding and rental assistance made available through the Los Angeles County Development Authority's Notice of Funding Availability (NOFA) process;
- Funds made available by the City of Los Angeles Housing and Community Investment Department; and
- A variety of California Department of Housing and Community Development programs, including Veterans Housing and Homelessness Prevention, Affordable Housing and Sustainable Communities, Supportive Housing Multifamily Housing Program, Multifamily Housing Program, Housing for a Healthy California, and Infill Infrastructure Grant.

Further efforts are required to determine the appropriate funding mix, based on the type and number of financing sources needed in relation to the proposed project's timeline. At a minimum, local County and City of Los Angeles resources should be maximized to reduce the overall timeline for project funding, which in turn may potentially shorten the development timeline for the proposed project. Currently, LACDA's NOFA sources cannot be used for projects located within 500 feet of a freeway, which includes the Bob Hope Patriotic Hall site. An exception to this policy would be needed to allow such funding to be used for this project.

Portions of the proposed project costs can be funded by the aforementioned sources. However, since a majority of the proposed parking stalls provided on-site would be utilized by the Bob Hope Patriotic Hall visitors and staff, approximately 89 percent of the total costs (\$23.3M - \$29.1M) for developing the parking component would require County funding.

Conclusion

We will evaluate potential funding options in future budget phases. If you have any questions, please contact Brad Bolger at (213) 974-1360 or via email at bbolger@ceo.lacounty.gov.

SAH:FAD:DPH
MJD:BMB:ns

c: Executive Office, Board of Supervisors
County Counsel
Los Angeles County Development Authority
Military and Veterans Affairs
Public Works